004.0	0008	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	918,400 /	918,400
					USE VALUE:	918,400 /	918,400
					ASSESSED:	918,400 /	918,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72	-74	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSHALL JOSEPH M & FRANCES M
Owner 2:	TRS/ MARSHALL REALTY TRUST
Owner 3:	
Street 1:	72 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARSHALL JOSEPH M--ETAL -
Owner 2:	MARSHALL FRANCES M -
Street 1:	72 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2608 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4955.000	463,500		454,900	918,400
Total Card	0.114	463,500		454,900	918,400
Total Parcel	0.114	463,500		454,900	918,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.16 /Parcel: 352.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4505

GIS Ref

GIS Ref

Insp Date 08/31/17

!479!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	463,500	0	4,955.	454,900	918,400		Year end	12/23/2021
2021	104	FV	442,100	0	4,955.	454,900	897,000		Year End Roll	12/10/2020
2020	104	FV	442,300	0	4,955.	454,900	897,200	897,200	Year End Roll	12/18/2019
2019	104	FV	342,400	0	4,955.	483,400	825,800	825,800	Year End Roll	1/3/2019
2018	104	FV	342,400	0	4,955.	352,600	695,000	695,000	Year End Roll	12/20/2017
2017	104	FV	320,700	0	4,955.	307,100	627,800	627,800	Year End Roll	1/3/2017
2016	104	FV	320,700	0	4,955.	261,600	582,300	582,300	Year End	1/4/2016
2015	104	FV	285,100	0	4,955.	255,900	541,000	541,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:34:41

LAST REV

Date	Time
02/15/19	09:56:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 479

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSHALL JOSEPH	33942-523		10/1/2001	Family	99	No	No		
	11559-16		8/21/1968			No	No		N

USER DEFINED

Prior Id # 1:	4505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
5/21/2009	Measured	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4955		Sq. Ft.	Site		0	80.	1.15	1									454,921						454,900	

Total AC/HA: 0.11375 | Total SF/SM: 4955 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 454,921 | Spl Credit | Total: 454,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08550394
Const Adj.:	0.98000199
Adj $ / SQ:	191.483
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671801
Depreciation:	208258
Depreciated Total:	463542

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

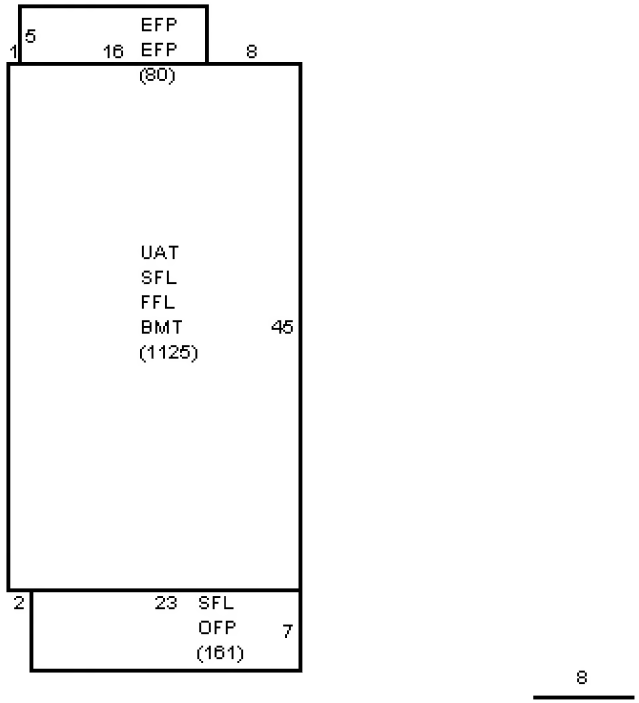
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.48
Special Features:	0	Val/Su Net:	112.01
Final Total:	463500	Val/Su SzAd	192.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,286	191.480	246,247
BMT	Basement	1,125	57.440	64,626
FFL	First Floor	1,125	191.480	215,419
UAT	Upper Attic	281	116.800	32,851
OFP	Open Porch	161	26.210	4,220
EFP	Enclos Porch	160	43.360	6,937

Net Sketched Area:	4,138			Total:	570,300
Size Ad	2411	Gross Area	4982	FinArea	2608

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2005	0.00	T	11.2	104						
2	Frame Shed	D	Y	1	6x8	A	AV	2010	0.00	T	7.2	104						

PARCEL ID

004.0-0008-0002.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	